

# MEETING SUMMARY

## Eisenhower West Small Area Plan Steering Committee Meeting #12

Wednesday, May 13, 2015 | 7:00 – 9:00 pm

Cameron Station Clubhouse | 200 Cameron Station Boulevard

### 1 Steering Committee Members Present

- Mindy Lyle, Steering Committee Chair, Planning Commission
- Maria Wasowski, Transportation Commission
- Tyler Orton, Environmental Policy Commission
- Michael Adams, Community Representative
- Charles Sumpter, Community Representative
- Jim Durham, Community Representative
- Arthur Impastato, Community Representative
- David Heiden, Business Representative
- Mary Catherine Gibbs, Business Representative
- Ken Wire, Landowner Group Representative

### 2 City and Project Staff Present

- Karl Moritz, Director, Department of Planning and Zoning
- Susan Eddy, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Laura Durham, Department of Recreation, Parks, and Cultural Activities
- Diane Ruggiero, Department of Recreation, Parks, and Cultural Activities
- Helen McIlvaine, Office of Housing
- Eric Keeler, Office of Housing
- Tamara Jovovic, Office of Housing

### 3 Welcome and Updates

- Ms. Lyle, Chair of the Steering Committee, welcomed members and made introductory remarks.
- Ms. Mohan reviewed the goals for this meeting, which included presentation, discussion, and feedback on the draft plan structure, plan elements and principles, built environment guidelines, and review of future meetings.

#### **Staff Presentation**

*Mr. Moritz led a discussion on the plan elements and principles and was followed by Ms. Eddy who gave a presentation on the Built Environment guidelines. Ms. Ruggiero and Ms. Jovovic also gave presentations on the draft Public Art guidelines and affordable housing, respectively. Below is a summary of that discussion.*

### 4 Plan Elements and Principles

- Steering Committee members suggested more emphasis on transit oriented development and transportation in the land use principles, in addition to the plan goals.
- Principles should reflect supporting existing light industrial but not promoting additional heavy industrial uses in the plan area.

- Members suggested less specific language on school and community facility guidelines and being consistent with neighboring small area plans. Staff noted that they are working with the ACPS staff and board on specific plan language.
- Connectivity principles are heavily focused on pedestrians and should also reflect transit and ways to connect neighborhoods. This section should be titled “Transportation and Connectivity,” to reflect this.
- Park and Open Space principles should identify what gateways mean and where they are located. In addition, access to age-appropriate recreational facilities should be recognized.
- Infrastructure and Environment principles should highlight resources in the area and explore district-level strategies.

## 5 Built Environment Principles and Guidelines

- A more universal term for Built Environment was suggested.
- Creating variety and diversity in architecture should be emphasized in the guidelines.
- Guidelines should be flexible but not too vague. Roof treatments should have some flexibility as well.
- Reference height transitions, or “shoulder zones,” in the guidelines, particularly between neighborhoods and different scales of buildings. The plan should illustrate how this can be accomplished architecturally. When properties fall in-between height ranges, err on the side of taller heights.
- Architecture and design can be innovative and creative, particularly along Eisenhower Avenue and buildings should relate to the public realm.
- Implementation guidelines for a catalyst phase will be essential to accomplishing built environment guidelines.
- Consolidate sustainability guidelines in this section so they reflect the City’s green building policy and not necessarily LEED.
- Guidelines for ground floor active uses and heights should be incorporated into specific neighborhoods where applicable.
- Public art should be bold and innovative in the plan area and could be integrated into the architecture itself. It should be informed by the site and context of its location.
- Affordable housing guidelines in the plan should support the city-wide goals identified in the Housing Master Plan. The plan should look for creative ways to support the goals including exploring partnerships and bonus density options, although it might not be feasible in every neighborhood.

## 6 Next Steps

- Staff will survey the Steering Committee to determine additional dates for Community Meeting #6 in either the last week of July or the first week of August.
- Steering Committee requested to return to park and open space guidelines during the implementation discussion on June 22<sup>nd</sup>.
- Staff will provide data on the number of affordable housing units in the west end of Alexandria.